

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-61

**MUNICIPAL  
CODE SECTIONS:** 4-8-120.C, Land Use Permit Submittal Requirements

**REFERENCE:** N/A

**SUBJECT:** Title Reports

**BACKGROUND:** RMC 4-8-060.A states: "[i]n order to comply with the State law, the City is required to detail the requirements for complete building, public works and land use permit applications." Table 4-8-120C – Land Use Permit Submittal Requirements, does not specify that a Title Report is necessary for a complete application for a Lot Line Adjustment, Conditional Use Permit (Administrative and Hearing Examiner), Master Site Plan (Individual Phases), Mobile Home Parks (Preliminary and Final), Final Plats, Preliminary Plats/Binding Site Plans, Preliminary Short Plat, Short Plat/Final Binding Site Plan, Special Permits, and Variances.

**JUSTIFICATION:** Title Reports provide critical information regarding property, including property owners and any encumbrances. It is important to ensure all property owners consent to a land use application and that the proposed use or development does not conflict with any encumbrances, such as easements. Therefore, a Title Report is a necessary submittal requirement for staff to conduct a complete review of certain land use applications.

**DECISION:** A Title Report for affected properties is a submittal requirement for a complete Lot Line Adjustment application.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** January 21, 2015

**APPEAL  
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055

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IMPLEMENT**

**STAFF CONTACT:** Paul Hintz

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**Department of Community and Economic Development  
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ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-62

**MUNICIPAL  
CODE SECTIONS:** 4-11-250, Definitions Y

**REFERENCE:** RMC 4-6-060.J, Shared Driveway Standards, provides a means to access up to four lots with a shared driveway – revised per Docket Item #103 and previously referred to as “private streets.” RMC 4-11-250, Definitions Y, states that a side yard along a street is defined as “[t]he yard requirement which is neither a front yard nor a rear yard, yet it abuts a street right-of-way, private street or shared driveway.”

**SUBJECT:** Side Yard Abutting Shared Driveways

**BACKGROUND:** Docket Item #103 (2014) altered the standards of “private streets” and renamed them “shared driveways.” The term “shared private driveways” was eliminated from Title IV. To implement the amendments of D-103, all references to “private street” were revised to also include “shared driveways,” and therefore the definition of Side Yard Along a Street was altered as shown below:

“The yard requirement which is neither a front yard nor a rear yard, yet it abuts a street right-of-way, ~~or private street,~~ or shared driveway.”

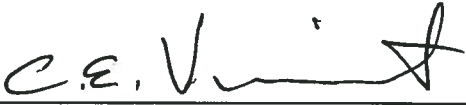
**JUSTIFICATION:** Setbacks are intended to create reasonable separations between structures, and between structures and other features (e.g., rights-of-way, property lines, etc.). Setbacks greatly influence the built environment and therefore play an integral role in establishing the character of a neighborhood.

Side yard along a street setbacks vary among low-density residential zones, but are generally closer in measurement to a front yard setback as opposed to a side yard setback. The purpose of this increased setback is to ensure that a structure located on a lot that has frontage on two streets (i.e., a lot situated on the corner of a residential block) is setback from each street; the side yard along a street setback creates a separation from the street that is similar to the front yard setbacks of adjacent lots on the same block. The increased setback creates consistency for the character of the neighborhood.

However, an increased side setback for a lot that abuts a public street and a shared driveway would create inconsistency in the built environment by establishing a separation of street-oriented structures on adjacent lots that far exceeds that of typical neighborhoods.

**DECISION:** A side yard along a street setback shall not be required for lots abutting a shared driveway.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** February 4, 2015

**APPEAL  
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
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DETERMINATIONS:**

RMC 4-11-250, Definitions Y.  
**B. Side Yard along a Street:** The yard requirement which is neither a front yard nor a rear yard, yet it abuts a street right-of-way, or private street, ~~or shared driveway.~~

**STAFF CONTACT:** Paul Hintz



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-63

**MUNICIPAL  
CODE SECTIONS:** RMC 4-4-100F Signs within Shoreline Areas – Special Requirements

**REFERENCE:** N/A

**SUBJECT:** Signage located within the Shoreline Master Program (SMP) jurisdiction.

**BACKGROUND:** Currently the City's adopted sign regulations contain special requirements for signs located within shoreline areas. These regulations were adopted under Ord. 3858 on 11/5/1984. Since the adoption of these regulations, the City has updated its Shoreline Master Program, most recently under Ord. 5633 on 10/24/2011.

**JUSTIFICATION:** The City's current Shoreline Master Program was reviewed by the Department of Ecology (DOE) and has been determined to be consistent with Best Available Science. The language adopted within the Sign Code for signage located within shoreline areas has not been reviewed by DOE and is not consistent with the language adopted under the City's current Shoreline Master Program. The City's current Shoreline Master Program includes regulations regarding lighting and view protection, which would be applicable to signage located within shoreline jurisdiction.

**DECISION:** Delete RMC 4-4-100F Signs within Shoreline Areas – Special Requirements from the Sign Regulations as the language has not been updated and the current Shoreline Master Program includes regulations on lighting and view protection which would be applicable to signs.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** February 11, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
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IMPLEMENT  
DETERMINATIONS:**

**4-4-100 SIGN REGULATIONS:**

**~~F. SIGNS WITHIN SHORELINE AREAS – SPECIAL REQUIREMENTS:~~**

~~**1. View Impairment Prohibited:** Visual access to water and shoreline from vistas and viewpoints shall not be impaired by the placement of signs. Where feasible, signs are to be constructed against existing buildings or structures to minimize visual obstruction of the water and shoreline.~~

~~**2. Location, Size and Type Limitations:** Outdoor advertising signs are to be limited to areas of high intensity industrial and commercial use, are to be stationary, nonblinking, and of a size commensurate with the structure to which they are fixed. Off premises and nonappurtenant signs are prohibited on the shoreline.~~

~~**3. Illuminated, Freestanding and Roof Signs Prohibited:** Illuminated or freestanding signs, or any signs extending above rooflines, are prohibited on the shoreline except for required navigational aids. (Ord. 3858, 11-5-1984)~~

**STAFF CONTACT:** Jill Ding

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-64

**MUNICIPAL  
CODE SECTIONS:** Ordinance 5724 Interim Zoning Standards, and 4-2-110A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)

**REFERENCE:** N/A


**SUBJECT:** Side Yard Setback Requirements adopted under Ordinance 5724

**BACKGROUND:** Interim zoning standards were adopted under Ordinance 5724, which superseded adopted development standards for the R-8 zone. These interim development standards included increasing the required 5-foot side yard setback to 7.5 feet and increasing the required 15-foot side yard along a street setback to 17.5 feet. These interim standards were adopted in anticipation of the City Council rezoning certain R-8 zoned properties to a new R-6 zone. The new R-6 zone and associated development standards were adopted under Ordinance 5744 amending RMC 4-2-110A, Development Standards for Residential Zoning Designations. Ordinance 5744 requires the following side yard setback: "combined 15 ft. with not less than 5 ft. on either side", which provides more flexibility than the 7.5-foot side yard setback adopted under Ordinance 5724. In addition, the side yard along a street setback was increased to 25 feet.

**JUSTIFICATION:** The interim standards adopted under Ordinance 5724 were adopted quickly to prevent the development of R-8 zoned properties to R-8 development standards, when R-6 development standards may be more compatible with surrounding development patterns. The standards adopted under Ordinance 5744 were thoroughly vetted through the public process including the Planning Commission and City Council, whereas the interim standards were quickly adopted with less public input. Therefore, projects which are vested to the interim standards under Ordinance 5724 should be subject to the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

**DECISION:** Projects vested to the interim zoning standards adopted under Ordinance 5724 shall be required to comply with the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** February 27, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
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DETERMINATIONS:** N/A

**STAFF CONTACT:** Jill Ding



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-65

**MUNICIPAL  
CODE SECTIONS:** 4-4-140.E.5

**REFERENCE:** Federal Register / Vol. 80, No. 5 / Thursday, January 8, 2015 / Rules and Regulations

**SUBJECT:** Time Review Period for Minor Alterations

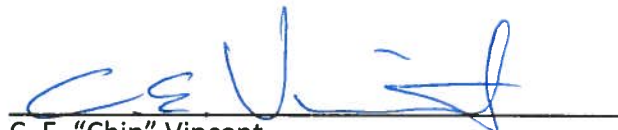
**BACKGROUND:** Federal legislation enacted in 2012 requires local governments to review and approve applications for "minor alterations" of certain wireless communication facilities. However, the legislation lacked critical details and definitions, including a specific time review period for minor alterations.

The January 8, 2015 publication of the Federal Register (Vol. 80, No. 5) clarified that "the [Federal Communications] Commission establishes a specific and absolute timeframe for State and local processing of eligible facilities requests under section 6409(a). The Commission finds that a 60-day period for review, including review to determine whether an application is complete, is appropriate."

**JUSTIFICATION:** Federal Authority

**DECISION:** Applications for "minor alterations" of existing wireless communication towers, as defined in RMC 4-4-140.E, shall be reviewed within 60-days, including review to determine whether an application is complete.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** March 16, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

4-4-140.E.5:

**Review Time Period:** Requests for minor alterations, as described in this subsection, shall be reviewed for completeness, and approval or denial, within ~~ninety (90)~~ sixty (60) days.

**STAFF CONTACT:** Paul Hintz

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-66

**MUNICIPAL  
CODE SECTIONS:** 4-4-140.F.1.b

**REFERENCE:** N/A

**SUBJECT:** Minimum Dimensions for Wireless Landscaping/Screening

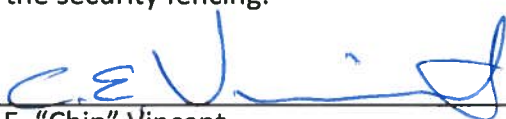
**BACKGROUND:** RMC 4-4-140 was amended in 2014. Prior to amending the Section, a landscaped screening for wireless communication compounds was required to "include a minimum fifteen foot (15') sight-obscuring landscape buffer around the accessory equipment facility." The author of the code amendments assumed the 15' measurement was regarding the height of the screening and made clarifying amendments to that end.

**JUSTIFICATION:** Subsequent to adoption of the amendments, staff informed the author that the compound screening has historically been required to be 15' *wide*.

Upon further review of this subsection, it is unclear that the landscaped screening is required to be installed on the outside perimeter of the security fencing required by RMC 4-4-140.F.6, Fencing, rather than directly screening shelters and cabinets located within the compound.

**DECISION:** The landscaped screening buffer shall be 15' wide *and* the height of the screening shall be at least equal to the height of the compound fence. Additionally, the screening shall be located along the outside perimeter of the security fencing.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** March 16, 2015

**APPEAL  
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055

South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE**

**AMENDMENTS**

**NEEDED TO**

**IMPLEMENT**

**DETERMINATIONS:** **Screening:** Equipment shelters and cabinets shall be surrounded by a fifteen-foot (15') wide sight-obscuring landscape buffer along the outside perimeter of required security fencing with a continuous minimum height that is no less than the height of the compound fence at any point of fifteen feet (15'); however, existing topography, vegetation and other site characteristics may provide relief from the screening requirement. The required landscaped areas shall include an automated irrigation system, unless the applicant is able to justify an exception to this requirement to the Administrator's satisfaction. Related equipment facilities located on the roof of any building need not be landscaped but shall be screened on all sides in a manner that complements and blends with the surroundings so as to be shielded from view. Related equipment facilities shall not be enclosed with exposed metal surfaces.

**STAFF CONTACT:** Paul Hintz

Department of Community and Economic Development  
Planning Division  
**ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-67

**MUNICIPAL  
CODE SECTIONS:** 4-2-110A, Development Standards for Residential Zoning Designations  
(Primary and Attached Accessory Structures)

**REFERENCE:** N/A

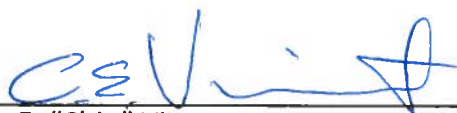
**SUBJECT:** Minimum Front Yard for Alley Accessed Garages

**BACKGROUND:** Docket group 10 made extensive amendments to Title IV. In drafting the code amendments that were submitted to the City Attorney's office for compilation as an ordinance the standard for front setbacks for alley loaded garages was inadvertently omitted. Drafts presented to the public, Planning Commission, and Council included the proposed standard.

**JUSTIFICATION:** The City has been consistent in policies regarding the use alleys, especially in higher density zones. Previous to the unintended omission, Title IV had standards that when garages are alley loaded, the front yard setback was five feet (5') less than when garages are front loaded. This code interpretation is consistent with the established policy and with what was presented to all parties.

**DECISION:** Amend the Title IV as indicated below.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** March 16, 2015

**APPEAL  
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the

basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
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IMPLEMENT**

**DETERMINATIONS:** 4-2-110A, Development Standards for Residential Zoning Designations  
(Primary and Attached Accessory Structures)

|   | RC     | R-1    | R-4                                  | R-6    | R-8   | R-10 | R-14  |
|---|--------|--------|--------------------------------------|--------|---|------|---|
| <b>Minimum<br/>Front Yard</b> <sup>4,5,<br/>6, 31</sup> | 30 ft. | 30 ft. | 30 ft. <sup>10, 12,<br/>32, 33</sup> | 25 ft. | 20 ft. <sup>39</sup> , <u>except</u><br><u>when all vehicle</u><br><u>access is taken</u><br><u>from an alley, then</u><br><u>15 ft</u> |      | 15 ft.,<br>except<br>garage must<br>be 20 ft.,<br><u>except</u><br><u>when all</u><br><u>vehicle</u><br><u>access is</u><br><u>taken from</u><br><u>an alley,</u><br><u>then 15 ft.</u> <sup>39</sup> |

**STAFF CONTACT:** Angie Mathias

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-68

**MUNICIPAL  
CODE SECTIONS:**

4-4-040

**REFERENCE:**

N/A

**SUBJECT:**

Fence Height for Side Yards Along a Street and Rear Yards Abutting a Street

**BACKGROUND:**

RMC 4-4-040, Fences, Hedges, and Retaining Walls, provides standards for fences, hedges and retaining walls to be located within yard setbacks.

**JUSTIFICATION:**

RMC 4-4-040.G, Special Administrative Fence Permits, provides a process to apply for a fence that is not allowed by the Section. RMC 4-4-040.G.1.b provides this opportunity for "fences exceeding forty eight inches (48") within front yard or side yards along a street setback but not within a clear vision area."

RMC 4-4-040.D.3.c states "Side Yard Along a Street Setbacks: Fences, retaining walls or hedges shall not exceed forty two inches (42") in height within any clear vision area, as defined by RMC 4-11-030, Definitions C, and forty eight inches (48") in height elsewhere in the front yard setback. *The remainder of the fence or hedge shall not exceed seventy two inches (72") in height within the side yard along a street setback.*

The opportunity to apply for a Special Administrative Fence Permit that would allow a fence taller than 48" within front yards or side yards along streets would not exist if the intent was to allow fences taller than 48" within the side yard along a street.

**DECISION:**

Fences, hedges, and retaining walls up to 72" in height may be installed within rear and side yards along streets, excepting any portion within a front yard setback or clear vision area, if the following criteria are met:

- High-quality fencing materials shall be used (e.g., cedar wood, wrought iron, etc.). Chain link fencing is prohibited.
- The fence is set back at least eight feet (8') from the subject property line;

- Within the minimum eight feet (8') fence setback, irrigated or drought-tolerant landscaping that complies with the standards of RMC 4-4-070.(I-L.1)(P-Q) shall be installed and continuously maintained so that plantings provide total coverage of the area within three (3) years based on the following requirements:
  - (A) Ground Cover: Eighteen (18) ground cover plants per five (5) linear feet of landscaping strip.
    - ✓ Minimum four inch (4") pots.
    - ✓ Mulch must be confined to areas underneath plants and is not a substitute for ground cover plants.
  - (B) Shrubs: Eight (8) shrubs per five (5) linear feet. Up to fifty percent (50%) of shrubs may be deciduous:
    - ✓ Low Shrub: Mature size under three (3) feet tall. Minimum size at planting: one (1) or two (2) gallon pot or balled and burlapped equivalent.
    - ✓ Medium Shrub: Mature size from three (3) feet to six (6) feet tall. Minimum size at planting: two (2) or three (3) gallon pot or balled and burlapped equivalent.
- The plants shall be planted in a triangular pattern with approximately even spacing depending on the plant material.
- Plants listed as a nuisance or prohibited by King County are prohibited in required landscaped areas.
- Planting of a hedge or plantings that will grow to become a hedge are prohibited to be within the required landscaping area between the property line and fence.
- The finished face of the fence shall be oriented to the street.
- No fence, hedge, or retaining wall shall exceed forty-two inches (42") within any clear vision area, as defined by RMC 4-11-030, Definitions C.
- As an alternative to these standards, an applicant may apply for a Special Administrative Fence Permit per RMC 4-4-040.G.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:**

March 19, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

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IMPLEMENT**



**DETERMINATIONS: 4-4-040.D.2.c:**

**Rear Yard Setbacks:** A fence, retaining wall or hedge shall not exceed seventy two inches (72") in height within the rear yard setback unless the rear yard abuts a public or private street, in which case it shall not exceed forty-eight inches (48"). Fences within a rear yard setback abutting a street may be up to seventy-two inches (72") in height if compliant with subsection 4-4-040.D.3.e.

**4-4-040.D.3:**

**c. Side Yard Along a Street Setbacks:** Fences, retaining walls or hedges shall not exceed forty two inches (42") in height within any clear vision area, as defined by RMC 4-11-030, Definitions C, and forty eight inches (48") in height elsewhere in the front yard setback. ~~The remainder of the fence or hedge shall not exceed seventy two inches (72") in height within~~ and in the side yard along a street setback.

**d. Rear Yard Setbacks:** Fences, retaining walls, or hedges shall not exceed seventy two inches (72") in height within the rear yard setback except the fence, retaining wall or hedge shall not exceed forty eight inches (48") in height where they intersect the width of the side yard along a street setback or if the rear yard of the lot abuts a public or private street.

**e. Fence Height Exception for Rear and Side Yards Along a Street:** Fences up to seventy-two inches (72") in height may be installed within rear and side yards along streets, excepting any portion within a front yard setback or clear vision area, if the following criteria are met:

- (i) High-quality fencing materials shall be used (e.g., cedar wood, wrought iron, etc.). Chain link fencing is prohibited.
- (ii) The fence is set back at least eight feet (8') from the subject property line;
- (iii) Within the minimum eight feet (8') fence setback, irrigated or drought-tolerant landscaping that complies with the standards of RMC 4-4-070.(I-L.1)(P-Q) shall be installed and continuously maintained so that plantings provide total coverage of the area within three (3) years based on the following standards:
  - (A) Ground Cover: Eighteen (18) ground cover plants per five (5) linear feet of landscaping strip.
    - 1) Minimum four inch (4") pots.
    - 2) Mulch must be confined to areas underneath plants and is not a substitute for ground cover plants.
  - (B) Shrubs: Eight (8) low shrubs per five (5) linear feet. Up to fifty percent (50%) of shrubs may be deciduous:

- 1) Required Low Shrub: Mature size under three (3) feet tall. Minimum size at planting: one (1) or two (2) gallon pot or balled and burlapped equivalent.
  - 2) Optional Medium Shrub: Mature size from three (3) feet to six (6) feet tall. Minimum size at planting: two (2) or three (3) gallon pot or balled and burlapped equivalent.
- (iv) The plants shall be planted in a triangular pattern with approximately even spacing, depending on the plant material.
  - (v) Plants listed as a nuisance or prohibited by King County are prohibited in required landscaped areas.
  - (vi) Planting of a hedge or plantings that will grow to become a hedge are prohibited to be within the required landscaping area between the property line and fence.
  - (vii) The finished face of the fence shall be oriented to the street.
  - (viii) No fence, hedge, or retaining wall shall exceed forty-two inches (42") within any clear vision area, as defined by RMC 4-11-030, Definitions C.
  - (ix) As an alternative to these standards, an applicant may apply for a Special Administrative Fence Permit per RMC 4-4-040.G.

**STAFF CONTACT:** Paul Hintz

Department of Community and Economic Development  
Planning Division  
**ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-69

**MUNICIPAL  
CODE SECTIONS:** 4-4-040.B.4.a

**REFERENCE:** International Building Code (IBC)

**SUBJECT:** Fence Height Requiring Building Permit

**BACKGROUND:** RMC 4-4-040 was amended in 2014. A provision requiring a building permit for a fence taller than six feet was added to the Section to create a purposeful redundancy between the IBC and Title IV.

**JUSTIFICATION:** The IBC requires a building permit for any fence taller than seven feet.

**DECISION:** This requirement should be based on the International Building Code (IBC) and therefore a building permit is required for any fence taller than seven feet.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** March 19, 2015

**APPEAL  
PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
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IMPLEMENT**

**DETERMINATIONS:** **Fences:** A fence taller than seven ~~six~~ feet (7'6") shall require a building permit or an ~~explicit~~ written exemption from the Building Official.

**STAFF CONTACT:** Paul Hintz

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-70

**MUNICIPAL  
CODE SECTIONS:** 4-2-110.D.4.b

**REFERENCE:** N/A

**SUBJECT:** Allowed Projections into Setbacks: Fences/Retaining Walls

**BACKGROUND:** RMC 4-2-110.D.4.b provides for allowed projections into setbacks by stating the following as a footnote: Fences, Rockeries, and Retaining Walls: Fences, rockeries, and retaining walls with a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty-foot (20') clear vision area specified in RMC 4-11-030, definition of "clear vision area."

**JUSTIFICATION:** While this footnote is accurate, it implies that any fence/retaining wall greater than 48" tall is not permissible in setbacks, which is untrue. RMC 4-4-040, Fences, Hedges and Retaining Walls, specifies allowed fence, hedge and retaining wall heights within and outside setbacks; the Section explicitly allows 6' tall fences/hedges/retaining walls within side and rear setbacks.

**DECISION:** This footnote should be amended to refer to Section 4-4-040 and the exceptions/standards provided therein.

**ADMINISTRATOR  
APPROVAL:**



C. E. "Chip" Vincent

**DATE:** March 19, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the

basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT**

**DETERMINATIONS:** RMC 4-2-110.D.4.b should be amended as follows:

~~Fences, Rockeries, Hedges, and Retaining Walls: Exceptions for Fences, rockeries, hedges, and retaining walls within required yard setbacks are provided in RMC 4-4-040, Fences, Hedges, and Retaining Walls. a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty foot (20') clear vision area specified in RMC 4-11-030, definition of "clear vision area."~~

**STAFF CONTACT:** Paul Hintz

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-71

**MUNICIPAL  
CODE SECTIONS:** 4-6-090G, Utility Lines – Underground Installation Variance Procedures

**REFERENCE:** N/A

**SUBJECT:** Underground Utilities Exemption Process

**BACKGROUND:** Applications for a variance to the utility undergrounding requirements are currently processed as a Type II Permit per RMC 4-8-080G, Land Use Permit Procedures. Type II Permits are administrative decision which require public notice with a 14-day public comment period and 14-day appeal period and are appealable to the Hearing Examiner. The fee for an administrative variance is \$1,200.

**JUSTIFICATION:** The requirement for utilities variances to be processed as a Type II Permit seems onerous given that the circumstances under which a utilities variance would be granted are relatively small scale projects (i.e. single family additions, single family detached accessory structures, single family garages, etc.). A more appropriate process for Utilities Variances would be to provide an outright exemption in instances where the applicant can demonstrate compliance with the criteria, which would not require public notice or the 14-day public comment period and would have no fee.

**DECISION:** Amend RMC 4-6-090G as specified below.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** April 17, 2015

- d. Telephone pedestals and other equivalent communication facilities.
- e. Police and fire sirens, or any similar municipal equipment, including traffic-control equipment.
- f. Replacement of overhead facilities for a distance of three (3) or more spans (four (4) poles) or five hundred feet (500') exclusive or replacements due to casualty damage,
- g. Extensions, duplications, relocations or rebuilds to existing overhead electrical and communication facilities under the following conditions:
- i. When there are continuing requirements for poles, such as services to residences of King County when those residences are not required to be undergrounded. However, if there is a reasonable likelihood that undergrounding would occur in the foreseeable future, conduit for underground crossings should be installed whenever feasible as part of any ongoing street construction, reconstruction or overlayment project.
  - ii. When there are existing overhead electrical or communication facilities that will not be removed (such as high tension wires), and the electrical and communication facilities to be removed by undergrounding are parallel to facilities that will not be removed.
- h. Installations where, upon determination of the Administrator,
- There is a technological difficulty associated with the particular facility, or the particular real property involved, or
  - The cost of undergrounding such a facility which is deemed by the Administrator to outweigh the general welfare consideration implicit in underground installation, or
  - The growth pattern of the area has not been sufficiently established to determine the ultimate service requirements or major service routes.

#### **E. PERMITS:**

**1. Permit Required:** All new or replaced electrical or communication facilities shall require a permit from the City of Renton prior to construction.

**b. Provision for Joint Services Across Public Right-of-Way Required:** Where new structures require underground services that extend into or across public right-of-way to existing overhead distribution systems the property owner, owner's agent or other persons applying for underground services shall provide adequate provisions and capacity for joint service usage in a trench with conduit or other required facilities for present and future service extensions to the structure.

**c. Responsibility for Notice:** The principal utility to initiate the street crossing by owners, owners' agent or other persons' request shall notify the remaining electrical or communication utility when the common trench is available.

**6. Standards for Above-Ground Installations:** Any equipment exempted in subsection D of this Section, or otherwise permitted to be installed above-ground shall:

- a. Be placed within an enclosure or part of the building being served, or
- b. Be screened with masonry, decorative panels, and/or evergreen trees, shrubs, and landscaping sufficient to form an effective sight barrier within a period of five (5) years. The utility provider shall be responsible for the installation, maintenance, repair, or replacement of the screening materials when the above-ground facility is located on real property owned by the utility provider. When an above-ground facility is located on non-utility owned real property, the owner(s) shall bear the expense of installation, maintenance, repair or replacement of screening materials.
- c. Be constructed with space frames and structural arrangements for holding equipment that is designed to have an uncluttered and neat appearance.

**7. Standards for Above-Grade Pole Line Installations:** If above-grade pole line installations are permitted under the variance procedures of this Section, conductors shall be placed in vertical alignment or any other alignment designated by the Public Works Administrator or designee.

**G. VARIANCE PROCEDURES: VARIANCES:** Requests to modify undergrounding requirements which do not meet the above exemption criteria shall be processed as variances. See RMC 4-9-250.

~~**1. Authority and Discretion:** All applications for variances shall be filed with the Community and Economic Development Administrator. The Administrator has the authority to determine the rules and regulations governing application for, hearings pertaining to, and the granting of variances from the underground requirements. The granting of a variance is at the discretion of the Administrator.~~

~~**2. Review Criteria:** Underground requirements may be waived by a variance only if the utility owner, user, or any other affected party can demonstrate an undue hardship in the placement of facilities underground. The criteria to determine if there is an undue hardship are:~~



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-72

**MUNICIPAL  
CODE SECTIONS:** RMC 4-4-070 Landscaping and RMC 4-4-080F.11, Number of Bicycle  
Parking Spaces Required

**REFERENCE:** N/A

**SUBJECT:** Applicable landscaping requirements and bicycle parking requirements in  
the Center Downtown (CD) zone.

**BACKGROUND:** Currently any development in the CD zone is exempt from all but the  
maintenance and street tree requirements of the City's adopted  
Landscaping Regulations (RMC 4-4-070C.1). This means that the surface  
parking lot landscaping requirements (RMC 4-4-070F.6) are not  
applicable to developments in the CD zone.

In addition, the City's bicycle parking requirements specify that the  
number of bicycle parking spaces required shall be "ten percent (10%) of  
the number of required off-street parking spaces." The phrase "required  
parking" refers to the minimum number of parking spaces required per  
RMC 4-4-070F.10.d. Development in the CD zone is required to provide  
"a maximum of 1 space per 1,000 square feet of net floor area, with no  
minimum requirement." As there is no minimum parking requirement, no  
bicycle parking would be required in the CD zone.

**JUSTIFICATION:** Developments in the CD zone should not be exempt from parking lot  
landscaping requirements or bicycle parking requirements. Alternative  
modes of transportation are particularly important in zoning designations  
where there are no minimum parking requirements, which increase the  
need for bicycle parking in the CD zone. The CD zone is located within an  
Urban Design District, the purpose of the Design Districts is to approve  
projects with high quality design features, and requiring compliance with  
the surface parking lot Landscaping Regulations would help projects  
achieve the guidelines of the Design District.

**DECISION:** Amend the City's adopted Landscaping Regulations (RMC 4-4-070) to  
required developments in the CD zone to comply with the surface parking  
lot landscaping requirements. Amend the City's Parking Regulations (RMC

4-4-080) to specify that for Commercial Activities in the CD zone, where there is no minimum vehicular parking requirement, bicycle parking shall

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:**

May 15, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT**

**DETERMINATIONS: 4-4-070 LANDSCAPING:**

**A. PURPOSE AND INTENT:**

The purpose of these landscape requirements is to establish consistent and comprehensive landscape provisions to preserve and enhance the landscape character of the City; to improve the aesthetic quality of the built environment; to minimize erosion and reduce the impacts of development on natural areas within the City and on storm drainage systems and water resources in particular; to protect existing street trees; to provide shade, reduce noise and glare, and establish a healthier environment; to provide transitions between various land uses; improve and soften the appearance of parking areas; to ensure plant establishment and survival; to increase privacy and protection from visual or physical intrusion; and to maintain and protect property values, and generally enhance the overall image and appearance of the City and quality of life for its citizens.

It is not the intent of these regulations that rigid and inflexible design standards be imposed, but rather that minimum standards be set. It is expected that accepted horticultural practices and landscape architectural principles will be applied by design professionals.

**B. APPLICABILITY:**

1. The requirements of this Section shall apply to the entire site and/or all parking areas in any of the following cases:

a. All subdivision including short plats; or

- b. All new buildings; or
- c. Additions to existing buildings that increase the gross square footage of the building by greater than one third; or
- d. Conversion of vacant land (e.g., to parking or storage lots); or
- e. Conversion of a residential use to a non-residential use; or
- f. Other changes in the use of a property or remodel of a structure that requires improvements equal to or greater than fifty percent (50%) of the assessed property valuation.

**C. EXEMPTIONS:**

**1. CD Zone:** All development in the CD zone is exempt from all but the maintenance of any existing landscaping, surface parking lot landscaping, and street tree requirements of this Section.

**4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:**

**11. Number of Bicycle Parking Spaces Required:**

**a. Bicycle Parking Spaces Required:** Bicycle parking shall be provided for all residential developments that exceed five (5) residential units and/or all non-residential developments that exceed four thousand (4,000) gross square feet in size. When there are two (2) or more separate uses on a site, the required bicycle parking for the site shall be the sum of the required parking for the individual uses. Modification of these minimum standards requires written approval from the Department of Community and Economic Development.

| USE   | NUMBER OF REQUIRED SPACES  |
|---|--|
| <b>All uses, unless specifically specified below:</b> | The number of bicycle parking spaces shall be ten percent (10%) of the number of required off-street parking spaces. Spaces shall meet the requirements of subsection F11b of this Section. <u>In such instances where there is no minimum vehicle parking space requirement, bicycle parking is still required, where the number of bicycle spaces shall be based on uses</u> |

|  |   |
|--|---|
|  | <u>listed in RMC 4-4-080F.10.e.</u>   |
| <b>Office, general, medical and dental, manufacturing and fabrication, laboratories, and packaging operations:</b> | <p>The number of bicycle parking spaces shall be ten percent (10%) of the number of required off-street parking spaces.</p> <p>Spaces shall meet the requirements of subsection F11c of this Section. <u>In such instances where there is no minimum vehicle parking space requirement, bicycle parking is still required, where the number of bicycle spaces shall be based on uses listed in RMC 4-4-080F.10.e.</u></p> |
| <b>Attached dwellings:</b>   | <p>One-half (0.5) bicycle parking space per one dwelling unit.</p> <p>Spaces shall meet the requirements of subsection F11c of this Section.</p>  |

**STAFF CONTACT:** Jill Ding, x6598

Department of Community and Economic Development  
Planning Division  
**ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL  
CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

**REFERENCE:**

**SUBJECT:** Residential Building Height (RC thru RMF)

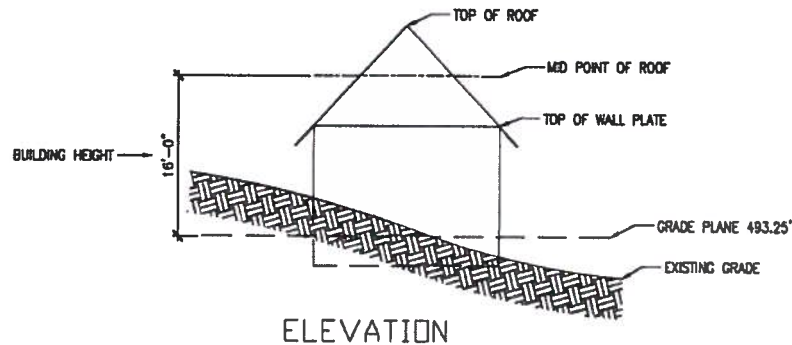
**BACKGROUND:** **Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

Issues stemming from existing code and consequent construction of new single family houses include inappropriate massing relative to the existing and desired character of neighborhoods, the loss of views from existing residences, and the loss of direct sunlight on properties adjoining those with structures designed with tall wall elements and shallow or flat roofs.

Shown below is a graphic included in the definition of “building height:”



## DETERMINATION OF BUILDING HEIGHT

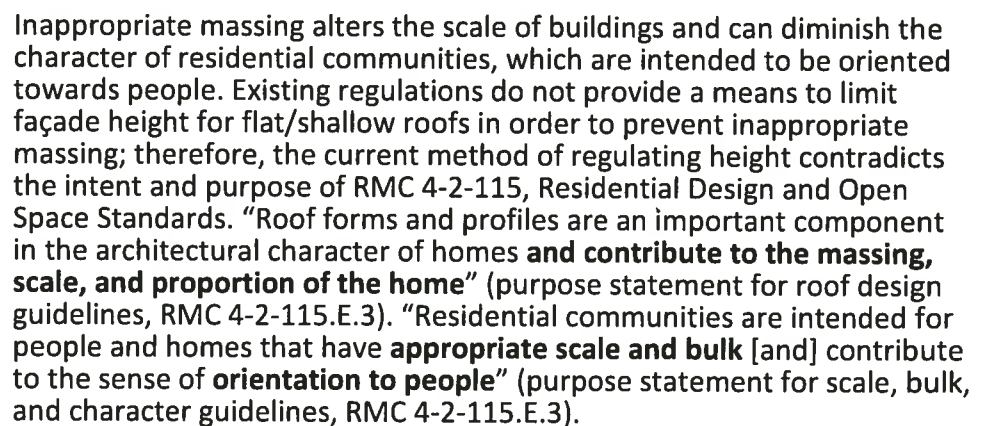
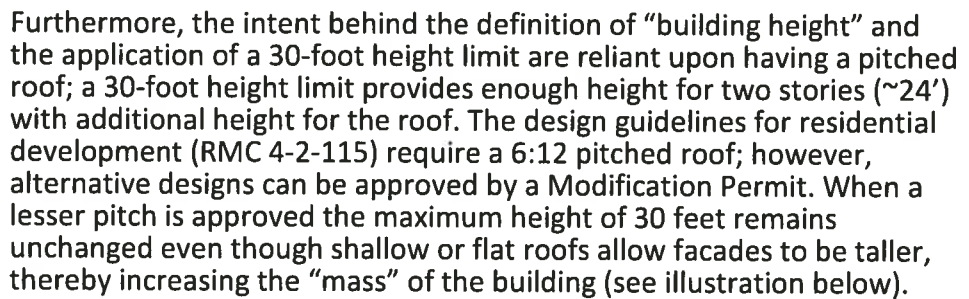
The definition contradicts itself because it states that the measurement is to “the average height of the highest roof surface” (i.e., midpoint between the eave and apex), but the graphic implies the average would be the distance between the top of the wall plate and the apex of the roof. Besides being contradictory, the definition omits any portion of a building that lies below the grade plane and any portion that exists above the midpoint of the roof. The definition provides a means to measure “building height” if there is a roof surface, but any structure without a roof surface (e.g., decks, railings, etc.) is effectively unregulated.

Although the “maximum height” in all zones from RC to R-14 is 30 feet (35’ in the RMF zone), because building height is measured from the grade plane to the roof midpoint, a building that is only 30 feet tall (per RMC) can have a facade over 30 feet tall and an effective height close to 40 feet. The same structure that is effectively taller than 30 feet can have non-roofed additions (e.g., decks) that extend even higher.

Because the definition does not address non-roofed structures and does not acknowledge portions of roofed structures above the roof midpoint, an accurate measurement of building height is undeterminable per Title IV, and therefore regulating the height of roofed and non-roofed structures with the application of a “maximum height” (RMC 4-2-110.A) is unclear.

Below is a graphic that illustrates how the ambiguity of the definition allows buildings to be effectively taller than the maximum height for all structures.

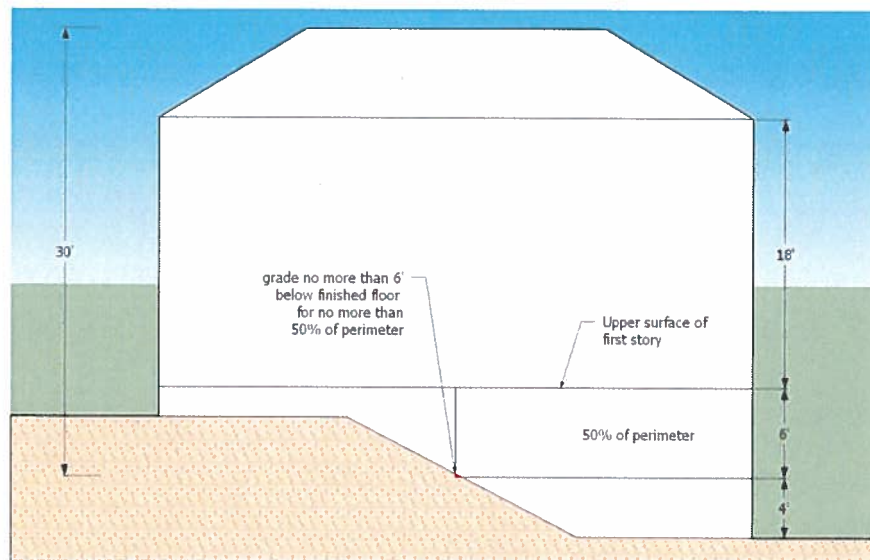




**JUSTIFICATION:**

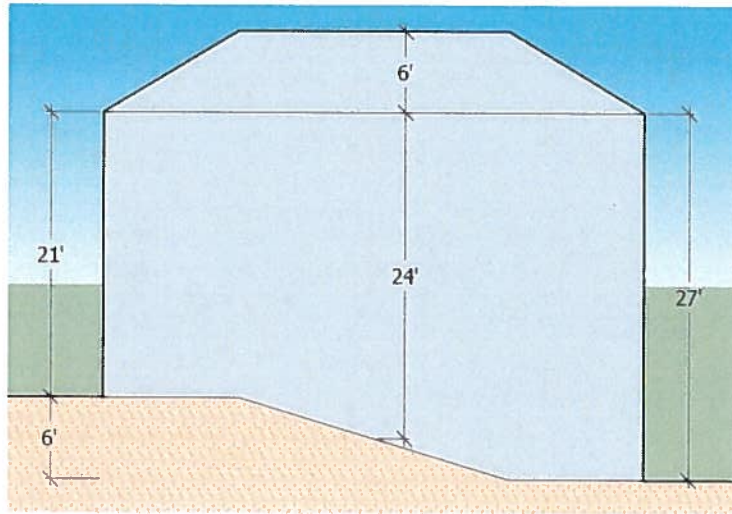
Because current code fails to regulate the effective height of all structures, and measuring to the midpoint of the roof can result in buildings that are taller and/or more massive than intended by Title IV, building height is proposed to be regulated by the number stories and the wall plate height.

Because the application of a 30 feet “maximum” building height combined with the requirement to pitch a roof at 6:12 or greater is intended to provide enough height for two stories, a limit on the number of stories within residential buildings is proposed. Limiting residential buildings to two stories will enable some sloped lots to build into the earth enough so as to qualify the first floor as a non-story (e.g., a daylight basement or “tucked” garage) per the definition of “story” in RMC 4-11-190, Definitions S. The grade plane would need to cover enough of the façade so that the upper surface of the first story is no more than six feet above grade for no more than 50% of the perimeter (see illustration below).

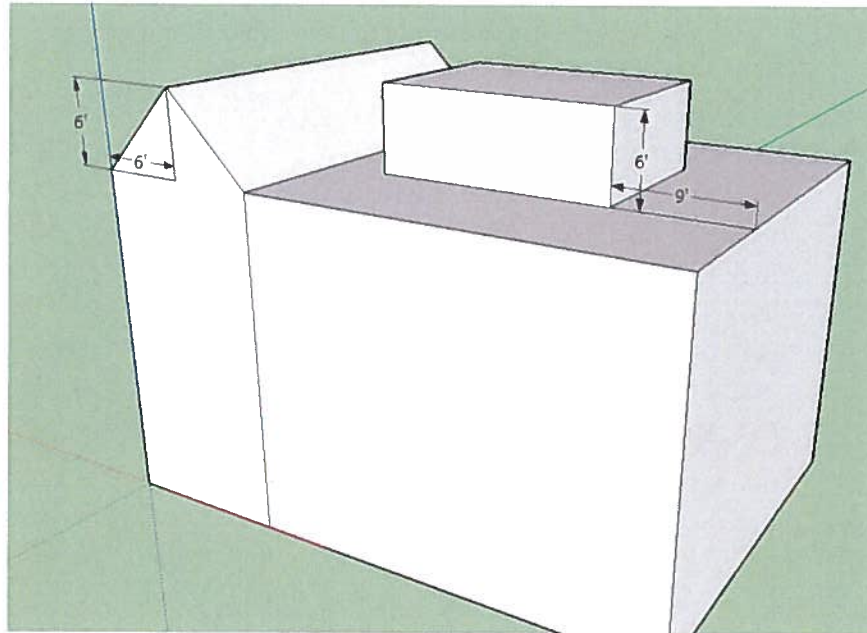


Maximum wall plate heights will be applied to residential structures in the RC through RMF zones. In response to apparent market demand for roofs pitched at 4:12, roof guidelines of RMC 4-2-115.E are proposed to be reduced from a minimum roof pitch of 6:12 to 4:12. Roofs with at least a 4:12 pitch will be allowed to project up to six vertical feet from the maximum wall plate height. This will result in relatively equal massing between flat-roofed houses and pitched-roofed houses (assuming all other variables are equal). For example, the building below has a wall plate height of 24 feet, with a pitched roof that projects six feet.





Because a roof could be designed with a 12:12 pitch (a 45o angle), an exception to the maximum height for shallow-roofed buildings (less than 4:12 pitch) is proposed that would require additions to be far enough stepped back from the facade to be no less injurious to adjoining properties than a 12:12 pitched roof. A step back ratio of one-and-a-half (1.5) horizontal feet from each facade for each one (1) vertical foot above the maximum wall plate height results in an 8:12 pitch, as measured from the wall plate to the encroachment, and therefore blocks natural light no more than a 12:12 pitched roof (see graphic below).



Because shed-style roofs require wall plate heights of varying height, compliance with the maximum wall plate height standard will be satisfied if the average of wall plate heights does not exceed the maximum wall plate height.

**DECISION:**

In the RC through RMF zones, residential and accessory structures shall be subject to the maximum wall plate height standard, defined as the vertical distance from the grade plane to the highest wall plate. Wall plates shall not exceed 24' in height (except structures in the RMF zone, which shall be granted 30' of wall plate height based on the current building height limitation of 35'). Roofs pitched at a 4:12 slope or greater may project an additional six vertical feet from the maximum wall plate height. Common rooftop features, such as chimneys, may extend an additional four feet from the roof surface.

Non-exempt vertical projections (e.g., decks) from a roof pitched less than 4:12 shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.

Measurement of the wall plate height for shed-style roofs shall be taken from the grade plane to the average of wall plate heights associated with the shed roof.

Residential buildings in the RC through R-10 zones shall be limited to two stories, while the R-14 and RMF zones shall be limited to three stories.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**EFFECTIVE DATE:**

September 16, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING  
DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)**

|  | RC                   | R-1      | R-4      | R-6      | R-8      | R-10     | R-14   | RMF      |
|--|----------------------|----------|----------|----------|----------|----------|--|----------|
| <b>Maximum<br/>Number of<br/>Stories</b>                         | <u>2</u>             | <u>2</u> | <u>2</u> | <u>2</u> | <u>2</u> | <u>2</u> | <u>3</u>   | <u>3</u> |
| <b>Maximum<br/>Wall Plate<br/>Height</b> <sup>8, 9, 18, 19</sup> | 30 ft.<br><br>24 ft. |          |          |          |          |          | 35 30 ft. <sup>20</sup><br><br>Residential:<br>30 ft.<br>Commercial:<br>20 ft. |          |

**4-2-110B DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT  
(DETACHED ACCESSORY BUILDINGS)**

| MAXIMUM BUILDING HEIGHT |  |
|-------------------------|--|
| RC                      | Accessory building – 15 ft.  |
| R-1, R-4, R-6, and R-8  | Accessory building – 15 ft.<br><br>Accessory dwelling units <u>and</u><br><u>Animal husbandry or agricultural</u><br><u>related structures – subject to the</u><br><u>maximum wall plate height of RMC</u><br><u>4-2-110.A, and any associated</u><br><u>conditions.</u> 30 ft., <del>except that the</del><br>accessory unit structure (dwelling<br>space, garage space, etc.) shall<br>not be taller than the primary<br>dwelling. |

|   |  |
|---|--|
|   | <del>Animal husbandry or agricultural related structures – 30 ft.</del>  |
| R-10 and R-14   | Accessory building – 15 ft.<br><br>Accessory dwelling unit <u>and</u><br><u>Animal husbandry or agricultural related structures – subject to the maximum wall plate height of RMC 4-2-110.A, and any associated conditions.</u> 30 ft.   |
| RMF   | 25 ft.   |
| Maximum Height for Public Facilities – see RMC 4-2-110D9.                               |  |
| Maximum Height for Wireless Communication Facilities (Including Amateur Radio Antennas) |  |
| RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF   | See RMC 4-4-140, Wireless Communication Facilities.<br>Freestanding vertical monopole amateur radio antennas are allowed a maximum height of 45 ft. without a Conditional Use Permit.<br>Taller structures will have maximum height determined pursuant to RMC 4-9-030, Conditional Use Permits. |

**4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT  
STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS**

18. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above

the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. ~~Reserved.~~

19. Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed. ~~Reserved.~~

20. An additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as ~~pitched roofs~~, additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent or abutting existing residential development. In no case shall the maximum wall plate height of a residential structure exceed ~~forty-three~~ forty-five feet (45'35').

#### **4-2-115 RESIDENTIAL DESIGN AND OPEN SPACE STANDARDS:**

##### **E. REQUIREMENTS:**

##### **3. Residential Design:**

**ROOFS:** Roof forms and profiles are an important component in the architectural character of homes and contribute to the massing, scale, and proportion of the home. Roofs also provide opportunity to create variety, especially for homes of the same model.

**Guidelines:** Roofs shall represent a variety of forms and profiles that add character and relief to the landscape of the neighborhood. The use of bright colors, as well as roofing that is made of material like gravel and/or a reflective material, is discouraged.

##### **Standards:**

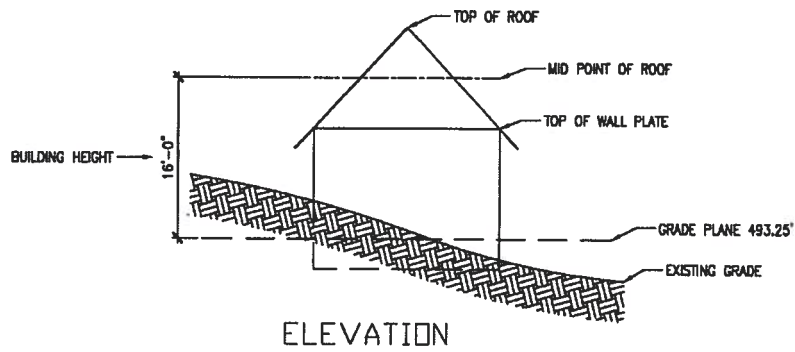
|               |   |
|---------------|---|
| RC and R-1    | n/a   |
| R-4, R-6, and | One of the following is required for all development: |

|               |  |
|---------------|--|
| R-8           | <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a <del>six</del>-four to twelve (64:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p>  |
| R-10 and R-14 | <p>Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Primary roof pitch shall be a minimum <del>six</del>-four to twelve (64:12). If a gable roof is used, exit access from a third floor must face a public right-of-way for emergency access, and</li> <li>2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant.</li> </ol> |

#### **RMC 4-11-020 DEFINITIONS B**

**BUILDING HEIGHT:** The measurement of building height depends on the applicable zone, as follows:

1. Within the RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF zones: The vertical distance from grade plane to the highest wall plate combined with any portion of the structure that extends above the wall plate (e.g., roof, deck, etc.), excluding chimneys, ventilation stacks, and similar elements as determined by the Administrator.
2. All other zones: The vertical distance from grade plane to the average height of the highest roof surface.



## DETERMINATION OF BUILDING HEIGHT

### RMC 4-11-230 DEFINITIONS W

**WALL PLATE HEIGHT, MAXIMUM:** The vertical distance from the grade plane to the highest wall plate.

**STAFF CONTACT:** Paul Hintz, x7436



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-74

**MUNICIPAL  
CODE SECTIONS:** Zoning Use Table (RMC 4-2-060) and Wireless Communication Facilities  
(RMC 4-4-140)

**REFERENCE:** N/A

**SUBJECT:** Amendments to Wireless Communication Facility regulations

**BACKGROUND:** Ordinance 5746 was adopted January 12, 2015 and included amendments to the City's Wireless regulations. Some of the changes adopted included requiring a Conditional Use Permit for any new Wireless Communication Facilities (WCF) as well as most alterations to existing WCFs. Only minor alterations to existing WCFs on existing towers are exempt from the Conditional Use Permit requirements. Ord. 5746 also exempted WCFs from the Airport Height requirements and amended Title 5 to include requirements regarding utility pole swap outs.

**JUSTIFICATION:** The regulations adopted under Ord. 5746 inadvertently resulted in requiring new Conditional Use Permit applications for collocation and modifications to existing wireless facilities that are not towers. Where these facilities are already established either a conditional use permit has already been processed and approved or the facilities have been in existence long enough to be legally established uses without a CUP. Because collocation and modification to existing facilities would not result in an establishment of a new use in a new location it is not appropriate to require a new conditional use permit each time. Therefore, the minor alteration provision should be expanded to include minor alterations to existing WCF located on buildings and other support structures.

As it relates to the exemption from the Airport Height requirements of the FAR Part 77 Surface Area; this was also an inadvertent code amendment. This exemption is not permitted per FAA and should not be permitted in the City's Code. Therefore, the exemption should be removed.

Finally, the amendments to Title 5 should also be added to Title 4 so the height standards are located in the City's Development Standards and not



only the Finance and Business Regulations of RMC. By placing the height standards in Title IV these standards become regulated as Development Standards which is the appropriate location for height regulations.

**DECISION:** Revise the Zoning Use Table (RMC 4-2-060), Wireless Communication and Facilities regulations (RMC 4-4-140) as specified below.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** July 13, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT**

**DETERMINATIONS:**

**4-2-060 ZONING USE TABLE – USES ALLOWED IN ZONING DESIGNATIONS:**

| <b>P. WIRELESS COMMUNICATION FACILITIES</b> |         |         |         |         |         |         |         |         |         |        |        |        |         |         |         |         |        |         |         |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|---------|---------|---------|---------|--------|---------|---------|
| Amateur radio antenna                       | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 |        |        |        | AD<br>8 | AD<br>8 | AD<br>8 | AD<br>8 |        | AD<br>8 | AD<br>8 |
| Camouflaged WCF                             | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | A<br>D | A<br>D | A<br>D | AD      | AD      | AD      | AD      | A<br>D | AD      | AD      |
| Camouflaged WCF collocation/modification    | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | A<br>D | A<br>D | A<br>D | AD      | AD      | AD      | AD      | A<br>D | AD      | AD      |
| Concealed WCF                               | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | A<br>D | A<br>D | A<br>D | AD      | AD      | AD      | AD      | A<br>D | AD      | AD      |
| Concealed WCF collocation/modification      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | AD      | A<br>D | A<br>D | A<br>D | AD      | AD      | AD      | AD      | A<br>D | AD      | AD      |

|   |    |    |    |    |    |    |    |    |    |    |        |        |        |    |    |    |    |        |    |    |    |
|---|----|----|----|----|----|----|----|----|----|----|--------|--------|--------|----|----|----|----|--------|----|----|----|
| Major alterations to existing WCF <del>towers</del> <u>structures</u> | AD | AD | AD | AD | AD | AD | AD | AD | AD | AD | A<br>D | A<br>D | A<br>D | AD | AD | AD | AD | A<br>D | AD | AD | AD |
| Minor alterations to existing WCF <del>towers</del> <u>structures</u> | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P      | P      | P      | P  | P  | P  | P  | P      | P  | P  | P  |

#### 4-4-140 WIRELESS COMMUNICATION FACILITIES:

##### **E. ALTERATION OF EXISTING ~~TOWER~~ WIRELESS COMMUNICATION FACILITY (WCF) SUPPORT STRUCTURES:**

**1. Minor Alteration:** Proposed collocations and/or modifications to a lawfully existing ~~tower~~, ~~excluding other WCF~~ support structures, that does not substantially change the physical dimensions of the WCF shall be a minor alteration and exempt from ~~site plan review~~ Conditional Use Permit requirements. "Substantially change the physical dimensions" means:

**a. Height:** A collocation and/or modification that would increase the overall height of the WCF by more than ten percent (10%), or by twenty feet (20'), whichever is greater;

**b. Width:** A collocation and/or modification that would add an appurtenance to the body of the tower that would protrude from the edge of the tower by more than twenty feet (20'), or more than the width of the tower at the level of the appurtenance, whichever is greater or a collocation and/or modification to an existing WCF support structure other than a tower that would qualify as a Concealed or Camouflaged WCF; and

**c. Compound Expansion:** Expansion of a WCF's compound necessitated by the proposed installation of more than four (4) new equipment cabinets or more than one new equipment shelter. An expansion of a compound necessitated by a minor alteration shall not constitute a major alteration; however, the compound expansion shall be the minimum necessary to accommodate the alteration.

##### **F. STANDARDS AND REQUIREMENTS FOR ALL TYPES OF WIRELESS COMMUNICATIONS FACILITIES:**

**2. Maximum Height:** All wireless communication facilities shall comply with RMC 4-3-020, Airport Related Height and Use Restrictions. In addition, all wireless communication facilities

shall comply with as well as the height limitation of the applicable zoning district, except as follows:

- a. Monopole I:** Less than sixty feet (60') for all zones. Antennas may extend sixteen feet (16') above the monopole I support structure.
- b. Monopole II:** No more than thirty five feet (35') higher than the maximum height for the applicable zoning district, or one hundred fifty feet (150'), whichever is less. Antennas may extend sixteen feet (16') above the monopole II support structure.
- c. Stealth Towers:** The maximum allowed height of a stealth tower shall be one hundred fifty feet (150'); however, the allowed height for a specific type of stealth facility shall be determined through the Conditional Use Permit review process and the standards of this Section.
- d. Rooftop WCF:** Concealed and/or camouflaged WCFs erected on a rooftop may extend up to sixteen feet (16') above the allowed zone height.
- e. Utility Poles:** Proposed replacement utility poles, for the purpose of siting wireless communication facilities, shall be no more than twenty feet (20') taller than adjacent utility poles; utility poles on residentially zoned private property shall be no taller than forty-five feet (45').

**STAFF CONTACT:** Jill Ding, x6598

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-75

**MUNICIPAL  
CODE SECTIONS:** RMC 4-7-070A Detailed Procedures for Short Subdivision, RMC 4-7-080A Detailed Procedures for Subdivision, RMC 4-11-160, Definitions P and RMC 4-11-120, Definitions L.

**REFERENCE:** Revised Code of Washington (RCW) 58.17

**SUBJECT:** Clarification as to whether tracts created for native growth protection, stormwater detention facilities, open space, and/or private access are counted towards the total lot count for the purpose of determining whether a proposed subdivision is a short plat or is a plat.

**BACKGROUND:** The City defines a short plat as a "division or redivision of land into nine (9) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership." The City defines a lot as "a physically separate and distinct property that has been created pursuant to the provisions of this title, or pursuant to any previous laws governing the subdivision, short subdivision, or segregation of land. This definition excludes tracts and parcels."

Currently, the City counts tracts and lots when determining whether a subdivision is a short plat or a plat. The City has recently adopted regulations requiring that Native Growth Protection Areas, shared private driveways, and stormwater detention facilities be located within tracts when part of subdivisions. These regulations would require more tracts, which would increase the lot count and would result in more subdivisions being processed as plats.

**JUSTIFICATION:** Those tracts created by the short plat that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots should not count as a subdivisional unit of the short plat.

**DECISION:** Revise the Purpose statement for Short Subdivisions (RMC 4-7-070A) and the Purpose statement for Subdivisions (RMC 4-7-080A) as specified below.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:**

July 27, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**RMC 4-7-070 A. PURPOSE:** The procedures regulating short subdivisions, including segregations of nine (9) or fewer lots, are established to promote orderly and efficient division of lots on a small scale, avoiding placing undue burdens on the subdivider and to comply with provisions of chapter 58.17 RCW. For the purposes of determining whether a proposal is a short plat or a full subdivision, those tracts created by the proposed subdivision that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots shall not count as a subdivisional unit.

**RMC 4-7-080 A. PURPOSE:** The procedures regulating subdivisions, including segregations of ten (10) or more lots, are established to promote orderly and efficient division of lots, avoiding placing undue burdens on the subdivider and to comply with provisions of chapter 58.17 RCW. For the purposes of determining whether a proposal is a short plat or a full subdivision, those tracts created by the proposed subdivision that are to be owned by one or more (fractional ownership) of the lots created therein, i.e., to become part and parcel of the lots shall not count as a subdivisional unit.

**STAFF CONTACT:**

Jill Ding, x6598



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-76

**MUNICIPAL  
CODE SECTIONS:** 4-2-110.A

**REFERENCE:** ORD 5759

**SUBJECT:** RMF Yard Setbacks

**BACKGROUND:** The RMF Zone was recently amended by Ordinance 5759, which updated Title IV in response to the Comprehensive Plan update. Because the RM-U and RM-T zones were being eliminated and many properties with either zoning were being rezoned to RMF, staff attempted to merge the development standards of all three zones, which were then merged with the remaining residential zones (RC through R-14). Staff attempted to maintain the voluminous RMF standards in a concise format, and consequently the reduced verbiage is unclear.

Additionally, the RMF zone was amended to include development standards that are more appropriate for townhouse-style development. The currently codified side setback in the RMF Zone is five feet, and although detached housing is prohibited, it could be construed to require side setbacks for the attached sides of townhouses.

**JUSTIFICATION:** The current RMF standards for the rear yard, side yard, and side yard along a street setbacks are shown below with condition #13, which was created for Ordinance 5759 to preserve RMF standards.

|   |  |
|---|--|
| <b>Minimum Rear Yard</b> <sup>4, 31</sup>     | Townhouse Development: 10 ft. <sup>13</sup><br>Other Attached Dwellings: 15 ft. <sup>13</sup>  |
| <b>Minimum Side Yard</b> <sup>14, 31</sup>    | Nonconforming Lot Width: 5 ft. <sup>13</sup><br>Lot Width Exceeding Minimum: setback is increased by one foot (1') (not to exceed 12') for every 10' of lot width beyond 50' <sup>13</sup> |
| <b>Minimum Side Yard</b> <sup>14, 5, 31</sup> | Nonconforming lot width: 10 ft. <sup>11, 13</sup>  |

|                  |                              |
|------------------|------------------------------|
| (along a Street) | Conforming lot width: 20 ft. |
|------------------|------------------------------|

13. a. Additional setbacks for structures greater than thirty five feet (35') in height: The entire structure shall be set back an additional one foot (1') for each ten feet (10') of height in excess of thirty five feet (35') to a maximum cumulative setback of twenty feet (20').

b. Additional setbacks for lots abutting Single Family Residential Zones (RC thru R-14): twenty five feet (25') along the abutting side(s) of the property.

Condition #13 was evidently applied to the Minimum Rear Yard and Minimum Side Yard Along Street in error because these additional setback provisions did not apply previous to Ord. 5759.

The side yard requirement for lots with conforming widths is unclear because the only setback distance provided is for lots with nonconforming widths. A five feet setback should be required regardless of whether or not the lot has conforming width. Furthermore, because a five feet setback is required for townhouse development, the strict interpretation of the side setback requirement would preclude townhouse development as attached dwelling units if each unit was located on a legal lot (as opposed to townhouse condominiums).

In addition to the required five feet setback, there are three provisions that can increase the minimum side yard; 1) increase based on superfluous lot width, 2) increase based on structure height above 35 feet, and 3) increase if abutting lower-density residential zones (RC thru R-14). All three provisions applied to the three RM zones prior to Ord. 5759. Increasing side setbacks purely due to excess lot width is in contrast to the pattern of development standards that generally results in decreased setbacks as dimensional minimums decrease, and therefore the provision should be deleted. Increasing side setbacks for buildings above 35 feet is unnecessary now that the maximum height allowed in the zone is 35 feet, and therefore the provision should be deleted. And finally, requiring a side setback of 25 feet if abutting a residential neighborhood is egregious considering the side setback for commercial zones is only 15 feet if abutting a residential zone and therefore the requirement should be reduced to 15 feet.

A Minimum Side Yard Along Street setback for lots with nonconforming lot widths did not exist previous to Ord. 5759, and therefore should not apply now. Because 20 feet is the minimum setback for side yards along streets, condition #11 is unnecessary as it stipulates a 20 feet setback for garages.



**DECISION:** Amend the City's development standards for the RMF zone as described above.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** October 1, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING  
DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)**

|  |   |
|--|---|
| <b>Minimum Rear Yard</b> <sup>4, 31</sup>                        | Townhouse Development: 10 ft. <sup>13</sup><br>Other Attached Dwellings: 15 ft. <sup>13</sup>   |
| <b>Minimum Side Yard</b> <sup>4, 31</sup>                        | <u>Attached Units: 5 ft. for unattached side(s), 0 ft. for the attached side(s).</u> <sup>13</sup><br><br>Nonconforming Lot Width: 5 ft. <sup>13</sup><br><br><del>Lot Width Exceeding Minimum: setback is increased by one foot (1') (not to exceed 12') for every 10' of lot width beyond 50'</del> <sup>13</sup> |
| <b>Minimum Side Yard</b> <sup>4, 5, 31</sup><br>(along a Street) | Nonconforming lot width: 10 ft. <sup>11, 13</sup><br>Conforming lot width: 20 ft.   |

**4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS  
TABLE FOR RESIDENTIAL ZONING DESIGNATIONS**

13. a. ~~Additional setbacks for structures greater than thirty five feet (35') in height. The entire structure shall be set back an additional one foot (1') for each ten feet (10') of height in excess of thirty five feet (35') to a maximum cumulative setback of twenty feet (20').~~

~~b. — Additional setbacks for~~ If the lots abutting a Single Family Residential Zones (RC thru R-14), ~~twenty five~~ a fifteen feet (~~25~~ 15') setback shall be required along the abutting side(s) of the property.

**STAFF CONTACT:** Paul Hintz, x7436

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-77

**MUNICIPAL  
CODE SECTIONS:** 4-4-140 Alteration of Existing Tower

**REFERENCE:** CI-74 Amendments to Wireless Communication Facility Regulations


**SUBJECT:** WCF Minor Alteration Criteria

**BACKGROUND:** RMC 4-4-140, Wireless Communication Facilities, was recently amended by Ordinance 5746 in part to render the code consistent with Federal Law (Section 6409(a) of the Middle Class Tax Relief and Job Creation Act) governing the procedures to make alterations to existing wireless facilities.

**JUSTIFICATION:** Section 6409(a) of the Middle Class Tax Relief and Job Creation Act stipulates a reduced timeframe for review of minor alterations to existing wireless facilities that do not substantially change the facility. The Federal Communications Commission determined the criteria to differentiate a minor from a major alteration, which was a shortcoming of Section 6409(a). The three criteria each describe a different measurement used to determine if an alteration substantially changes the physical dimensions of the facility and is therefore not a "minor" alteration. The FCC determined that each criterion is independent of the others; however, RMC 4-4-140.E.1 connects all three by the use of the word "and" instead of "or" between subsections "b" and "c," thereby requiring that all the measurements must be exceeded in order to determine a substantial change is proposed.

**DECISION:** Amend RMC 4-4-140.E.1.b by replacing "and" with "or" after the semicolon.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**DATE:** October 1, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

RMC 4-4-140.E.1.b:

b. Width: A collocation and/or modification that would add an appurtenance to the body of the tower that would protrude from the edge of the tower by more than twenty feet (20'), or more than the width of the tower at the level of the appurtenance, whichever is greater; ~~and~~ or

**STAFF CONTACT:** Paul Hintz, x7436



**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-78

**MUNICIPAL  
CODE SECTIONS:** RMC 4-9-060C.9.d Amount of Payment of Fee in Lieu of Street  
Improvements

**REFERENCE:** CI-56


**SUBJECT:** Fee in Lieu of Street Improvements

**BACKGROUND:** Renton City code provides developers of short plats the option to request approval of paying a fee in lieu instead of constructing required adjacent street improvements. The fee in lieu option is currently available only to developers of short plats and is not available to developers of infill single family building permits. These requests are subject to review and approval by City staff, based on locations of the site and potential connections to other nearby street improvements. In some situations, it is preferable to accept the fee in lieu for installation by the City of street improvements in higher priority locations. The code section allowing consideration and approval of fee in lieu requests states that city staff shall determine the appropriate unit costs for the street improvements based upon information from the Public Works Department. The unit costs for approved fee in lieu requests for 2014 were established as follows: \$133 per linear foot for sidewalks only and \$202 per linear foot for curb, gutter and sidewalk. An additional \$30 per linear foot would be assessed where there is an existing ditch that would be piped with actual frontage improvements.

**JUSTIFICATION:** The fee in lieu option should be available to developers of infill building permits as well as developers of short plats as these developments are similar in size and scale. Rough unit cost estimates for standard sidewalk and curb sections were developed for the Public Works Department in 2007. Costs for some typical CIP projects were also evaluated to determine appropriate unit values for sidewalks and curbs. The current fee in lieu costs are based on these studies. It was anticipated that the established cost range would not discourage the use of the Fee in Lieu program. However, through the implementation of the adopted fees it has been determined that the established fees are too high.

**DECISION:** Amend RMC 4-9-060C.9 to specify that the fee in lieu option is available to developers of infill single family building permits as well as developers of short plats. The unit costs for approved fee in lieu requests for 2015 and 2016 should be half of the established costs for 2014. The unit costs for 2015 and 2016 shall be established at \$66.50 per linear foot for sidewalks only and \$101 per linear foot for curb, gutter, and sidewalk. An additional \$15 per linear foot would be assessed where there is an existing ditch that would be piped with actual frontage improvements.

**ADMINISTRATOR  
APPROVAL:**

  
C. E. "Chip" Vincent

**EFFECTIVE DATE:** October 16, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**RMC 4-9-060C PUBLIC WORKS ADMINISTRATOR'S DEFERRAL OF PLAT IMPROVEMENTS OR  
DEFERRAL OF OTHER ON- AND OFF-SITE IMPROVEMENTS BEYOND TEMPORARY OCCUPANCY  
PERMIT:**

**9. Fee in Lieu of Required Street Improvements:**

**a. General:** The provisions of this Section establish under what circumstances the requirements of this Chapter may be satisfied with payment of a fee in lieu of required street improvements.

**b. Authority To Grant and Duration:**

**i. Application:** If the proposed development of the subject property is an infill single family residential building permit or requires approval through a short plat approval described in the subdivision ordinance, a request for payment of a fee in lieu of street improvements will be considered as part of this process under the provisions of this Section.

ii. **Duration:** If granted under an infill single family residential building permit or short plat review process, the authorization to pay a fee in lieu of street improvements is binding on the City for all development permits issued for that ~~short plat~~ approval under the building code within five (5) years of the granting of the request for payment of a fee in lieu of street improvements.

**STAFF CONTACT:** Jill Ding, x6598